

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
MARCH 2, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, March 2, 2015, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (8)

Chair Bopp
Commissioner Archeski
Commissioner Bauer (arrived at 7:57 p.m.)
Commissioner Gagnani
Commissioner Lee
Commissioner Peasley
Commissioner Renner
Mayor Woerther

ABSENT - (1)

Council Member Sewell

Other City Officials present: Director of Planning Vujnich, City Administrator Thomas, City Attorney Golterman, and Planner Weiss.

II. Review Tonight's Agenda / Questions or Comments

III. Approval of Minutes from the February 17, 2015 Meeting

A motion made by Commissioner Peasley, seconded by Commissioner Lee, to approve the minutes from the February 17, 2015 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

V. Public Hearings – One (1) Item for Consideration

- a.) **P.Z. 4-15 Richard Ward, 16525 Rain Forest Drive, Wildwood, Missouri, 63011, c/o StraightUp Solar, John Hulse and Graham Clinton, 10330 Page Industrial Boulevard St. Louis, Missouri, 63131** – A request for a Conditional Use Permit (CUP) in the R-3 10,000 square foot Residence District, with a Planned Environment Unit (PEU), for the installation of roof-mounted solar panels, which are to be placed, so as to be visible from the adjoining roadway, and located at 16525 Rain Forest Drive, Wildwood Missouri, 63011 (Locator Number 23V340094). This request is to be reviewed in accordance with Chapter 415.140 R-3 10,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and

requirements for the installation of solar panels. The permit is required due to the panels' placement on the front facing area of the roof. **(Ward Five)**

Director of Planning Vujnich read the request into the record.

Planner Weiss provided the Commission Members, and those others in attendance, a brief slideshow presentation of the subject property and the surrounding area.

John Hulse, petitioner's representative, StraightUp Solar, 10330 Page Industrial Boulevard, provided an overview of the request and a description of the roof-mounted solar panels.

Discussion was held among Commission Members regarding the following items: if the solar panels are black and match the roof shingle color: how much energy will be supplied to the homeowner by their installation; clarification relating to the location and layout of the proposed roof-mounted solar panels; if any of the neighboring property owners commented on the request; if the Homeowners' Association provided comments and approval; clarification relating to the recently amended regulations relating to roof-mounted solar panels; if the fire protection district will review the request; the belief that it would be difficult to place roof-mounted solar panels at any location on this specific roof without them being visible from neighboring properties; and if any trees will be removed, as part of the panels' installation.

Director of Planning Vujnich reviewed the regulations that were recently adopted on the placement of roof-mounted solar panels.

John Hulse, petitioner's representative, StraightUp Solar, 10330 Page Industrial Boulevard, stated there is a large the large oak tree in the front yard area of the subject site that is to be removed.

A motion was made by Commissioner Archeski, seconded by Commissioner Renner, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – Three (3) Items for Consideration

Letter of Recommendation – One (1) Item for Consideration

- (a.) **P.Z. 01-15 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** - A request for the review of the City of Wildwood's Sign Regulations by the Planning and Zoning Commission relating to banners and signs used by or placed in conjunction with certain types of outdoor athletic stadiums, fields, and/or other similar or comparable venues, where games, matches, races, or other youth activities are conducted. This review was requested by the Planning/Economic Development/Parks Committee of City Council and it has asked that consideration be given to allowing these types of banners and signs to be used and placed at these types of facilities for sponsorship purposes relating to fund raising. The specific regulations that would be considered would include Chapter 415.410 Sign Regulations for all "FP," "PS," "NU," and "R" Districts, Sections 1 and 2, and Section 415.440 Temporary Signs, both of the City of Wildwood's Zoning Ordinance. **(Wards – All)**

Planner Weiss read the request into the record.

Director of Planning Vujnich noted the Department has prepared the Draft Letter of Recommendation for the Commission's consideration at tonight's meeting. He added the Commission acted upon this matter, by a vote of 7 to 0, with one (1) abstention, at its February 17, 2015 meeting, accepting the recommendation, as prepared by the Department. Director Vujnich then concluded by stating the Draft Letter of Recommendation is now in the appropriate form to be forwarded to City Council. He added that, after a motion and a second, the Department was available to answer any questions the Commission may have on this item.

Discussion was held among Commission Members regarding the following item: clarification relating to the definition of 'athletic field' and how this description may impact potential sponsorship banner requests; and the belief the regulation pertaining to sponsorship banners should include a provision relating to the number of athletic fields a facility is allowed.

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the Letter of Recommendation.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Council Member Sewell and Commissioner Bauer (arrived at 7:57 p.m.)

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 0.

Information Reports – Two (2) Items for Consideration

- (a.) **P.Z. 2-15 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review and consider possible changes to the definition of 'Farm', under the current regulations of the City of Wildwood Zoning Ordinance (Chapter 415 of the City of Wildwood Municipal Code, Section 415.030 *Definitions*), which governs the use of properties in certain Residence District zoning designations (Chapter 415 – Sections 090 and 110), 415.090 NU Non-Urban Residence District and R-1 One Acre Residence District. The intent of this review is to consider changes that would reduce the minimum acreage required for a "farm" in these two (2) zoning district designations and/or require a Conditional Use Permit (CUP) for such that are less than five (5) acres in overall area. (Wards All)

Planner Weiss read the request into the record.

Director Vujnich reviewed the background associated with this request and the situation regarding the property on Glencoe Road, where a number of llamas are boarded. He went on to note the definitions of farming and domestic animals were carryovers from St. Louis County and have been applied in the City of Wildwood for almost twenty (20) years, with little or no issues arising, while also protecting the land from overuse. However, he added, given the current circumstance, the Department is offering an option to amend the definitions of "domestic animal and private stable" to address llamas/alpacas. Director Vujnich then stated the Department does not believe the past or current owners were misinformed about the acreage requirements associated with the use of this property, and that llamas and alpacas appear to be

able to be accommodated in the same manner as horses in Wildwood and not lead to any foreseeable problems in the future, given the other options that could be considered. Accordingly, he noted the Department is recommending the definition of “domestic animal” and “stable – private” be changed to read as follows: **DOMESTIC ANIMAL** - Any domesticated animal, such as cattle, horses, llamas, goats, sheep, fowl or hogs, which is authorized as part of a permitted farming or related agricultural activity within the subject zoning district designation where the property is located. **STABLE – PRIVATE** - A detached building accessory to a residential use for the keeping of horses **and/or llamas/alpacas** owned by the occupants of the premises and which shall not be used for any commercial purpose including the boarding, hire, sale or training of horses **and/or llamas/alpacas**. He concluded that, after a motion and a second, the Department is available to answer any questions the Commission may have regarding the recommendation.

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, to approve the recommendation.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Bauer, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Council Member Sewell

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0

- b.) **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of the property that totals 34.8 acres of area, which is located on the east side of State Route 109, south of State Route 100, from its current designations as “Downtown” and “Neighborhood General” Districts (Planning and Zoning Commission’s adopted plan [March 1, 2010]) to the “Neighborhood Edge” District. Accompanying the aforementioned Regulating Plan changes is a request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD), for a the same tract of land again being, located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road). **Proposed Use: A total of one hundred seventeen (117) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Eight)**

Planner Weiss read the request into the record.

Director of Planning Vujnich reviewed the background relating to the request, described the items provided to the members in their packets, and highlighted a chronology relating to the events associated with these petitions. Director Vujnich also noted an Information Report was prepared by the Department for the Commission’s consideration for the February 2, 2015 meeting. However, before the Commission could hear the Department’s presentation of this report, the petitioner requested a postponement to allow for additional time to review the information and provide a response. He noted the Commission agreed to this postponement and moved the discussion of this matter to this evening’s meeting.

Director of Planning Vujnich then noted that, over the past four (4) weeks, the petitioner and City Staff have

met to discuss the identified items in the report that led the Department to recommend denial of all three (3) requests, as submitted and indicated on the Preliminary Development Plan for the overall project. He also noted meetings took place between the Department of Planning, the petitioner, and the U.S. Army Corp of Engineers. Director of Planning Vujnich then summarized the revised submittals, and associated changes to the project's design by describing the table provided in the Addendum to the Information Report. He also identified these issues were identified in the Information Report as the reasoning for the Department's recommendation to deny the requests and the changes the petitioner has now made to the design to address them. Among these issues are the following: New Urbanism dwelling unit type; interior clear story height; front entry garages on units; garage location relative to the front of the dwelling; the extent of the driveway apron; streetscape requirements, including vertical curbs and gutters; connectivity of stub streets; Main Street design and location; public space integration; roundabout location on Eatherton Road; grid pattern for internal streets; stormwater management; and potable water.

Director Vujncih then stated the petitioner has made a number of changes to the overall plan for this site, and when compared to the earlier version, significant changes to the layout of public and private infrastructure, while the and public spaces remain relatively unchanged. These changes, however, did not address the following Main Street's location; usable Public Space; lot layout that does not have a New Urbanism 'feel'; street networks lacking a block approach; the lack of the stub street extensions; the use of stacked detention basins; the location of Main Street still dictates the entire character of the project and leads to the larger block segments; and a dependence on preserved land for creditable public space. Director Vujnich went on to note issues with the lot layouts and the stormwater management design of stacked detention basins that utilize a large area of the property. He also noted the difference between this site and other recent proposals, such as Grover Crossing and Cambury Subdivisions, specifically this project is a greenfield and not a distressed property. Thus, the precedence associated with this request creates an obstacle to the Department's support of it, without further modifications.

Director Vujnich concluded the Department has provided its Information Report on this matter, in addition to the descried Addendum, but has not updated it at this time, in order to hear comments from the Commission on the aforementioned items. He added, once direction is provided, the Department can modify its Information Report.

A motion was made by Mayor Woerther, seconded by Commissioner Bauer, to discuss the request. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Jerry Duepner, petitioner, Payne Family Homes, 10407 Baur Boulevard, Suite B, St. Louis, Missouri, stated Payne Family Homes remains committed to building in Wildwood at this site and working with the Departments and City officials. He went on to note that, in discussions with Missouri American Water, representatives with this utility have noted there is not an issue at this site. He added Payne Family Homes believes the plan is close to being workable with the City's regulations.

Discussion was held among Commission Members regarding the following items: how much time would be needed for the Department and the petitioner to work through the outstanding issues; if the Department is requesting a postponement or action; the belief the number of stacked detention basins is too high and questions pertaining to why bio-retention areas are not being utilized; and the belief there is a lack of useable public space and connectivity.

Mike Falkner, petitioner's engineer, The Sterling Company, 5055 New Baumgartner Road, explained the Metropolitan St. Louis Sewer District's requirements and regulations relating to stacked detention basins and other options.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to postpone the request for two (2) weeks.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Renner, Commissioner Bauer, Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Council Member Sewell

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 0

VII. New Business – No Items for Consideration

VIII. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

IX. Other

X. Closing Remarks and Adjournment

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:48 p.m.

Approved by: The Planning and Zoning Commission at the March 16, 2015 meeting.

Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.